

AN ORDINANCE TO AMEND THE CODE OF THE COUNTY
OF CHESTERFIELD, 1997, AS AMENDED, BY AMENDING
AND RE-ENACTING SECTIONS 19-144, 19-600, 19-606, 19-608 AND 19-609
RELATING TO THE ETTRICK VILLAGE PLAN

BE IT ORDAINED by the Board of Supervisors of Chesterfield County:

(1) That Sections 19-144, 19-600, 19-606, 19-608 and 19-609 of the Code of the County of Chesterfield, 1997, as amended, are amended and re-enacted to read as follows:

ARTICLE III. DISTRICTS

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DIVISION 18. C-1 CONVENIENCE BUSINESS DISTRICT

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Sec. 19-144. Permitted uses by right.

Within any C-1 District, no buildings, structures or premises shall be used, arranged or designed to be used except for one or more of the following uses:

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- (i) Commercial parking lots within the Ettrick ~~Business~~ Village eCore.

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- (m) Dwellings, single family within the Ettrick ~~Business~~ Village Core.

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ARTICLE VII. DEVELOPMENT STANDARDS MANUAL

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DIVISION 3. DEVELOPMENT REQUIREMENTS – OFFICE, COMMERCIAL AND
INDUSTRIAL

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Subdivision IV. Development Requirements – Post Development Areas

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Sec. 19-600. Areas of applicability and exemptions.

The post-development areas shall include all lands as specified herein and which are located in office, commercial, business and industrial districts. Post-developed areas shall include:

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- (5) Ettrick Community, bounded by Dupuy Road on the north, the Colonial Heights corporate limits on the east, the Petersburg corporate limits on the south and the Seaboard Coastline Railroad on the west, except for that area designated on the Ettrick Village Plan as the Ettrick Village Core area.

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Subdivision V. Development Requirements – Village District

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Sec. 19-606. Areas of applicability and exemptions.

The village district shall include all lands specified in this section.

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- (7) The Ettrick ~~Business~~ Village Core, comprised of all that area shown on the Chesterfield County zoning maps as Ettrick ~~Business~~ Village Core or ~~EBC~~ EVC.

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Sec. 19-608. Exceptional development standards.

(a) *Parking:* Parking requirements in the village district for indoor commercial recreational facilities; self-service gasoline stations; office buildings of up to 26,500 square feet; restaurants, including fast-food and drive-in restaurants; retail stores; personal services; repair shops; banks; greenhouses; nursery centers; and lawn and garden centers shall be based on the requirements for shopping centers or similar retail groups of buildings as set forth in section 19-513. Improved, designated parking spaces in a public right-of-way may be counted toward the required number of parking spaces so required when more than one-half of each such space adjoins the site. Further, the required number of parking spaces may be reduced by ten percent if the development contains a sidewalk or other pedestrian walkway system that connects to existing walkways or that may be connected to future walkways. In addition if approved by the director of planning, in the Bon Air Village, a business may reduce the required number of onsite parking spaces by pro-rata if it has an agreement with another entity permitting off-site parking on a lot located within the Bon Air Village boundaries or within 1000 feet of the Bon Air Village boundaries. All other requirements of division 1, subdivision II of this manual shall apply as

described. In the Ettrick ~~Business Village~~ Core, the following uses shall be exempt from the requirements of Section 19-513 ~~and 19-509(b)~~: offices having a gross floor plan area which does not exceed five thousand (5,000) square feet, restaurants and retail uses, including personal services, repair shops, specialty shops and contractor offices without heavy vehicles or equipment.

(b) *Landscaping:*

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- (2) *Ettrick ~~Business Village~~ Core:* All development, except commercial parking lots, shall be exempt from the requirements of Article VII Division 1-Development Standards, Subdivision III ~~Landscaping of the Development Standards Manual~~. If off-street parking areas are constructed in front of the building line or on a lot without a building, the following minimum landscaping shall be required: a low hedge or low, partially transparent fence along the front setback line.

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(c) *External lighting:* Except for lamps attached to a building, the maximum height for lampposts shall be 20 feet. All requirements of section 19-573 shall apply in the Ettrick ~~Business Village~~ Core; however, porch lights, gas lamps and period lighting that is in keeping with the small scale pedestrian oriented character of the village, and that do not use high intensity discharge lamps, shall be exempted from said requirements. Lamps attached to a building shall be no higher than the roofline or parapet wall.

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(h) *Buffers and screening in the Ettrick Village Core:* Buffers required by section 19-523 shall not apply. ~~If parking is provided on any property in an O, C or I district adjacent to an R, R-TH, MH or R-MF district, a ten-foot wide buffer shall be provided. This buffer shall include an evergreen hedge with a minimum installed height of four feet or a solid fence or wall six feet in height. Along side property lines that abut property in R, R-TH, MH or R-MF districts, this buffer may be reduced to a width of three feet in accordance with section 19-609(g)(2).~~

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Sec. 19-609. Setback requirements for O and C Districts.

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(f) *Ettrick ~~Business Village~~ Core:* If a uniform pattern of setbacks, lot widths and building widths exists, infill development should generally maintain existing spacing and rhythm. Nothing in this subsection is intended to discourage renovation or expansion of existing structures, except that additions shall not extend farther into these setbacks than the existing

building(s). The minimum setbacks for all buildings, drives and parking areas shall be as follows:

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- (2) *Side setbacks:* The minimum side setback for buildings, drives and parking areas shall be zero feet, except when adjacent to a lot zoned for residential use, in which case the minimum side setback for buildings, drives and parking areas shall be ten feet. The ten-foot setback for driveways and parking areas may be reduced to ~~three~~ zero feet with the provision of a ~~six~~ four-foot ~~solid wood~~ decorative fence along the adjacent residential lot and the ten-foot setback for buildings may be reduced to ~~three feet if the building, by its design, provides the same screening as a fence, as determined through site plan review~~ zero feet provided that the walls facing an adjacent residential property contain no openings.
- (2) *That this ordinance shall become effective immediately upon adoption.*